

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

April 4, 2013 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7:10 pm on Thursday April 4th, 2013. Trustees in attendance were Adrian Ryneveld, Ray Byrd, David Seely, Amrik Pandher, Christine Sylvia, and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper.

~~~~~

### **~ MONTHLY REMINDERS ~**

***Any changes to the outside of your home must have an approved architectural control form on file prior to work being done on the home. You can find the form on the Fairwood West website as noted below.***

***The Annual Garage Sale will be June 28th – June 30th.***

***Visit the Fairwood West website located at [www.fairwoodcommunitynews.com](http://www.fairwoodcommunitynews.com) – Under the navigation bar, hover over “Communities” and select “Fairwood West.” Here you can find meeting minutes, architectural request forms, CC&Rs and contact information.***

~~~~~

Renton Fire Department – No representative present to report.

Please see the Fire Department website for more information at www.firedistrict40.com

Homeowner Appeals – There were no owners in attendance to appeal.

Community Events – The Easter Egg Hunt was held on Saturday March 30th. It was reported that it went well even though the turn-out was only 10-15 kids. Thanks to everyone that participated.

Pride-In-Ownership – Lot #9003 belonging to Don Erickson located at 16104 131st Pl SE was nominated and approved for a Pride-In-Ownership award.

A motion was made, 2nd and approved to provide a \$25 McLendon’s gift card to the award recipient and will come out of the community events budget. Ray will obtain the gift card and Barb will email Eileen the name and address of the recipient for this month.

Minutes Of The Previous Meeting – A motion was made, 2nd and approved to accept the March 2013 minutes as presented.

Financial Report – Barb Simeona presented the financial report. It was accepted as presented.

Treasurer’s Report Ray Byrd reported he did some checking on interest rates. BECU and Qualstar are about the same at this time. He will most likely just roll over the CD coming due in April with Qualstar as we get a couple of points more if it is rolled for a longer term than a one year.

Fairwood West HOA Monthly Board Meeting

Ray also spoke with BECU regarding auto payments to the Association. He was told that it would only work if the homeowner was a BECU account holder.

Architectural Control – David reported that the approval request forwarded to him last month was approved and was given to Barb for mailing and filing.

Christine asked about a home that looks like they are doing construction. David noted that they did not request architectural control approval. There was discussion regarding possibly making this a CC&R issue if they do not clean up the construction mess.

Common Properties – Adrian Ryneveld reported on the Molasses Creek Issue. He attended a town hall meeting this evening put on by King County regarding the issue. The first step is that everyone that is affected should have received a letter to allow King County to access their property to do a visual survey and then if required an actual survey to establish where the pipe was located. It was found that the pipe is not where they initially thought it was. At this time they do not feel it is under any houses although that is not confirmed. The second step is for Engineering to take the data compiled and make a determination on what will be the minimum easement that they need to support the pipe.

There will be three scenarios for resolution from King County to be presented to the Council and to the HOA along with the affected homeowners.

Adrian has offered King County the back of the park in return for them to “daylight” the area which means to remove the pipe and restore the creek. The project manager agreed that this was the best solution and would be a win for the HOA and the County.

There will be more reported on this issue as it plays out.

Brandy reported that the bid was accepted and deposit paid for the moving of the park playground equipment. Brandy will coordinate with the company during the movement of the equipment. Adrian noted he can be a backup person if necessary. Everyone will be kept up to date on the schedule and estimated completion date.

There was a bid reviewed from Brickman who are the current landscapers on contract to clean the rock sign and to beauty bark the front entryway. Adrian proposed that Amrick counter offer. It was noted that other bids should also be obtained.

A motion was made, 2nd and approved to counter offer Brickman and obtain alternative bids for the rock washing and beauty barking in the front entryway.

There was discussion regarding the trees in the front entryway island and if they still needed the stability bars. It was noted that these are no longer needed and should be taken out.

Covenant Enforcement – The Board reviewed the homes in violation and the responses received.

Renter Enforcement – Nothing new to report.

Unfinished Business – Outstanding action items were reviewed.

Fairwood West HOA Monthly Board Meeting

New Business –

The meeting adjourned at 8:35 p.m. after a motion was made, 2nd and approved to adjourn.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday May 9th, 2013 and Thursday June 13th, 2013 both at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE in the portable building.

All residents are welcome to attend.

Respectfully Submitted,
Barb Simeona